



40 Westergreens Avenue, Kirkintilloch, G66 4AQ

Offers Over £165,000

- Fabulous 2 Bedroom Semi-Detached Property
- Spacious Front Facing Lounge
- Ample On Street Parking
- EER - C
- Wonderful Residential Location
- Impressive Dining Kitchen with Rear Porch & Pantry Off
- Extensive Manicured Garden Ground
- New Roof Feb 2026
- CGH, DG & Adequate Storage Throughout, Including Loft Space & Cellar
- Close To Local Amenities, Transportation Links & Schooling

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Located within a popular residential location, this property has been maintained by the current owner over the years, creating a marvelous home. This 2 bedroom property offers spacious accommodation for any discerning buyer over two levels. Compromising, new roof (Feb 2026), GCH, DG, large private garden plot, quiet location and is conveniently placed for all local amenities. Early viewing is essential. EER - C



Council Tax Band: C



Occupying an exceptionally generous plot with wonderful views towards the Campsie Fells, this well-maintained semi-detached villa enjoys a peaceful setting within one of Kirkintilloch's most sought-after residential areas. Conveniently positioned for local amenities, schooling, transport links and Lenzie train station, the property combines a highly desirable location with bright, spacious accommodation and beautifully established gardens. The accommodation is arranged over two levels and has been carefully maintained throughout. A significant recent improvement is the installation of a brand-new roof in February 2026, providing valuable peace of mind for the next owner. The property is presented in comfortable move-in condition, while offering a purchaser the opportunity to update certain areas to suit their own tastes over time, if desired. Further benefits include gas central heating, double glazing, a useful cellar, substantial loft storage and the potential for future extension, subject to the appropriate consents.

Accommodation comprises a welcoming entrance hallway, a bright and spacious front-facing lounge, dining kitchen with pantry off and rear porch allowing access externally. Upstairs are two generous double bedrooms and a stylish modern family bathroom.

A particular highlight of the property is the beautifully maintained mature garden. Lovingly cultivated over many years, it is stocked with an impressive variety of plants, shrubs and trees, creating an attractive private outdoor space for relaxing and entertaining.

Key Features

- Sought-after residential location
- Exceptionally generous and beautifully established mature garden plot
- Attractive views towards the Campsie Fells
- Brand-new roof installed February 2026
- Bright, spacious accommodation over two levels
- Large front-facing lounge
- Dining kitchen with pantry

- Stylish modern family bathroom
- Useful cellar and substantial loft storage
- Gas central heating and double glazing
- Potential for future extension (subject to the appropriate consents)
- Close to schools, transport links and local amenities
- Ample on-street parking

Room Dimensions

Room Dimensions

Hallway 1.47m × 1.08m

Lounge 4.74m × 4.23m

Dining Kitchen 4.24m × 3.30m

Rear Porch 2.23m × 1.18m

Pantry 1.72m × 1.05m

Bedroom 1 4.28m × 4.24m

Bedroom 2 3.76m × 3.19m

Bathroom 2.10m × 2.06m

School Catchment

The property falls within the catchment areas for Lenzie Meadow Primary School, Holy Family Primary School and Lenzie Academy, and is within walking distance of St Ninian's High School.

Location

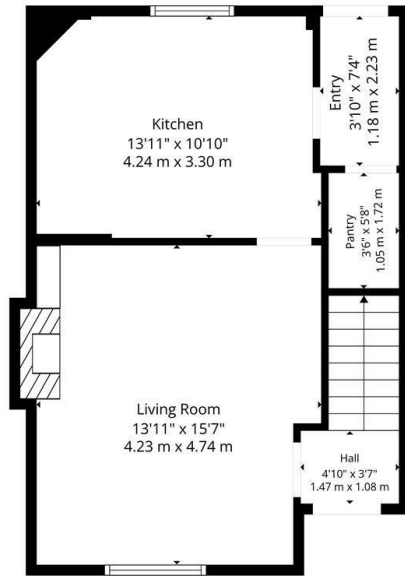
Kirkintilloch offers an excellent range of amenities including restaurants, cafés, shops, supermarkets and leisure facilities, together with the recently developed Southbank Marina. The town enjoys a rich history, sitting on the Antonine Wall and alongside the Forth and Clyde Canal, while offering excellent walking and cycling routes and easy access to outdoor pursuits. Golf courses are available in both Kirkintilloch and neighbouring Lenzie. Transport: Lenzie train station is located nearby, offering convenient links to

Glasgow and Edinburgh. The M80 motorway is easily accessible, connecting with the M8 and M9 networks, while regular bus services provide direct routes to Glasgow city centre and surrounding areas.

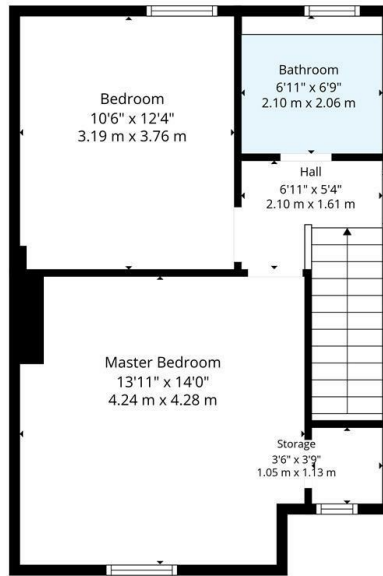
EER – C | Council Tax Band – C | Home Report Available on Request |
Viewings By Appointment







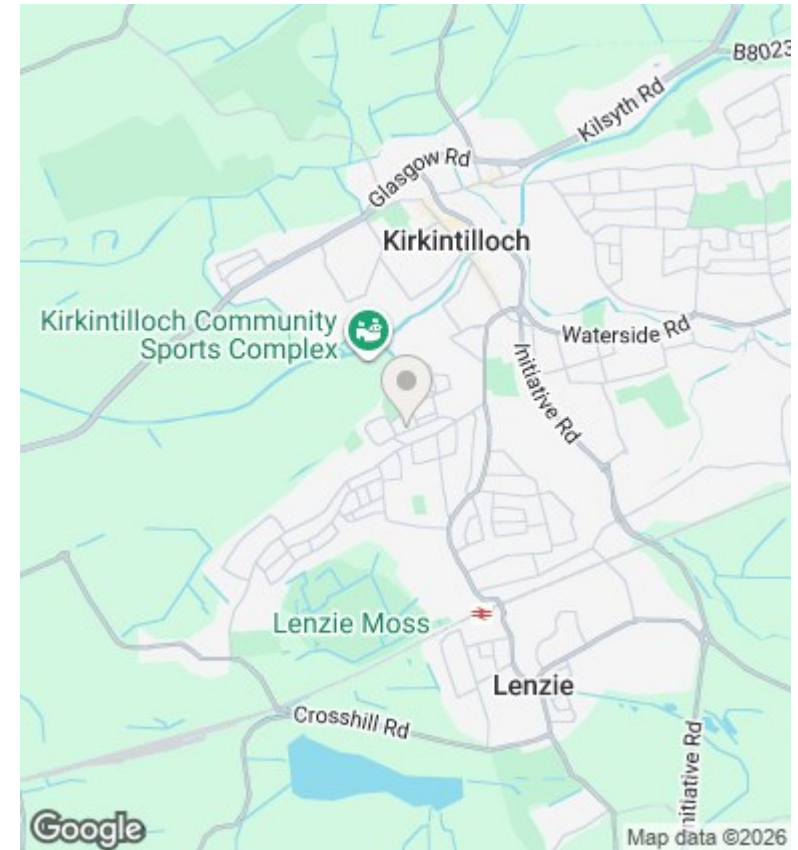
1st Floor



2nd Floor



TOTAL: 905 sq. ft, 84 m2
 1st floor: 460 sq. ft, 43 m2, 2nd floor: 445 sq. ft, 41 m2
 EXCLUDED AREAS: FIREPLACE: 4 sq. ft, 0 m2, STORAGE: 13 sq. ft, 1 m2, WALLS: 89 sq. ft, 9 m2
Floor Plan Created by Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Directions

Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	